

LAND SUBDIVISION COMMITTEE MEETING
March 3, 2011

Members

Gregg Humphrey

Brian Davis

Nate Bottom

Paul O'Shea

Steve Stewart

Matt McLaughlin

Lori Williams

Roleen Thoele

Cyndi Knowles

Dean Graven

Jim Henricks

Others

Josh Collins

Don DeFrates

John Higginbotham

Ed Mahoney

John Raynolds

Dave Steckel

Staff

Joe Zeibert

Steve Keenan

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 1988-21

CENSUS TRACT # 31

NAME OF SUBDIVISION:	North Lake Shore Subdivision – Variance of Sec. 153.156 – Right-of-Way of Streets
JURISDICTION:	City
DATE OF MEETING:	March 3, 2011
OWNER:	North Lake Shore Subdivision, L.L.C. - c/o Bill Furling
ENGINEER:	Greene & Bradford
DESCRIPTION:	Pt. W ½, NW ¼, Sec. 35, T15N, R5W Southeast corner of West Lake Shore Drive & Crows Mill Road
	<u>49.404</u> Acres <u>82</u> Lots
MOTION TO RECOMMEND:	Approve
BY:	Nate Bottom
2ND BY:	Brian Davis
VOTE:	Unanimous

Don DeFrates presented the variance request. DeFrates said the location and sketch map was before the Committee last month and this was a subject to from that meeting which needed verification. He said the variance request was for a right-of-way reduction from 120 feet to 80 feet for West Lake Shore Drive.

Joe Zeibert, Regional Planning Commission, said staff recommends approval of the variance request. He said since Old Toronto Road was re-routed to the north traffic was diverted, making West Lake Shore Drive less traveled.

Jim Henricks, Sangamon County Department of Public Health, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said public works was fine with the variance.

Lori Williams, City Traffic Engineer, had no comments.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Dean Graven, citizen member, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Nate Bottom moved to approve a variance of Sec.153.156 – Right-of-Way of Streets - to allow a street right-of-way along West Lake Shore Drive of 80 feet instead of 120 feet. Brian Davis seconded the motion and the vote was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2011-02
LgSc

CENSUS TRACT # 16

NAME OF SUBDIVISION:	Pepsi Cola – Large Scale Development Plan and Variance of Sec. 153.157(L) – Restriction of Access	
JURISDICTION:	City	
DATE OF MEETING:	March 3, 2011	
OWNER:	Springfield Pepsi-Cola Bottling Co. – John Faloon	
ENGINEER:	Raynolds, Higginbotham & Jacobs	
DESCRIPTION:	Pt. W ½, NW ¼, Sec. 35, T15N, R5W Southeast corner of Singer Avenue and Eastdale Avenue	
	<u>12.28</u> Acres <u>1</u> Lot	
MOTION TO RECOMMEND:	Approve a Variance of Sec. 153.157(L) – Restriction of Access – to allow two entry points on Singer Avenue Approve the Large Scale Development Plan, Subject to	
BY:	Nate Bottom	Nate Bottom
2ND BY:	Jim Henricks	Dean Graven
VOTE:	Unanimous	Unanimous

John Raynolds presented the Large Scale Development Plan and the Variance of Sec. 153.157(L).

Joe Zeibert, Regional Planning Commission, said his comments are for the current submittal. He said the applicant shall identify the current owner's name, address, and contact information on the cover page. Zeibert said the applicant shall update the sheet list to include the landscape and lumen plans. He said the applicant shall identify the property lines. He said the applicant shall key in all symbols such as the fence, the fire hydrants, and the light poles on the plans. Zeibert said the applicant shall dimension all sidewalk widths. He said the applicant shall show a sidewalk from the public road to the building. Zeibert said the applicant shall identify the yard setbacks and the traffic circulation on the plan. He said the applicant shall dimension the right-of-way width to be dedicated. He said the applicant shall identify the proposed location of the fire hydrants. Zeibert said some hydrants are marked to be relocated and the new hydrant location shall be identified on the plan. Raynolds said he had talked with

Steve Stewart, CWLP-Water, about a few hydrant locations. Zeibert said the applicant shall show the proposed electric connection to the buildings. He said the applicant shall submit an erosion control plan and a drainage and grading plan. Zeibert said the applicant shall identify the contours for the slope of the swales. He said the applicant shall submit a lumen plan. He said the applicant shall identify the north arrow and scale on the landscape plan and the lighting plan. Zeibert said the applicant shall identify the areas to be sodded and seeded on the landscape plan. Zeibert asked if the entire site would be seeded to which Reynolds replied he was not sure but he thought that at least the swales would be seeded as an erosion control measure. Reynolds said he was not sure about the front lawn. Zeibert said it would be beneficial to extend landscaping along Eastdale Avenue to act as a buffer for the residential area. Reynolds asked if Zeibert meant the area to the north, to which Zeibert replied yes, the area which has a gap. Reynolds said he did not think there were houses that far north on Eastdale but that he understood. Zeibert said the applicant shall move the trees out of the drainage swale. Reynolds said they could be spread out. Zeibert asked Public Works if the offset that was approximately 130 feet between Commercial Avenue and East Singer Avenue was acceptable to which Bottom replied the location is acceptable. Zeibert said the applicant shall submit the appropriate right-of-way documents to Public Works. Zeibert asked Reynolds if anything unique was being done on-site for stormwater quality to which Reynolds replied the stormwater would run through grass swales before it reached the storm sewer system. Bottom said the applicant has proposed to use fleximat or another type of rip-rap where grass can grow. Zeibert suggested the applicant use native plants and grasses.

Jim Henricks, Sangamon County Department of Public Health, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, said he met earlier with Rick Weber, Springfield Fire Department. He said the applicant shall move the hydrant off of Eastdale out of the future pavement. Stewart suggested moving it to the east approximately 100 feet. He said the applicant shall show the fire hydrant off the east entrance where it was located the first time it was submitted. On behalf of Weber, Stewart asked Reynolds to submit further information regarding an entrance for the southeast corner of the building to better understand where firefighters can access the structure from different directions.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said the applicant shall submit revised storm sewer calculations. He said the applicant shall show the size of the storm sewer on Singer Avenue. Bottom said the applicant shall submit an overall grading and drainage plan with the revised contours. He said the applicant shall show the curb outlets on Singer Avenue. Bottom said the applicant has adjusted his swale slope concerns. He said the applicant has discussed the need for culverts versus inlets underneath the entrances. Bottom said the applicant shall verify the grading at the southeast corner of the property. He said he thought the applicant had added more spot elevations. Bottom said the applicant shall submit a Stormwater Pollution Prevention Plan [SWPPP] and an Illinois Environmental Protection Agency [IEPA] Notice of Intent [NOI] for posting. He said the applicant shall show a stabilized construction entrance on the erosion control plan as well as the aggregate ditch check, the rip-rap/fleximat, the inlet protection, the perimeter protection, and the other measures shown. Bottom said the applicant shall submit sidewalk elevations. Bottom said the applicant shall show sanitary sewer rim elevations to ensure they coincide with the pavement and the sidewalk.

Lori Williams, City Traffic Engineer, said the applicant shall show sidewalks that are 5 feet wide along Singer Avenue. Williams said the applicant shall show the sidewalk along Shackelford Drive on the applicant's property (not JC Penney's property) or reach an agreement with Penney's to place the sidewalk on Penney's property at owner's cost. She said the applicant shall utilize parking blocks or an integral curb walk in parking lots adjacent to the sidewalks. Williams said the applicant shall submit a right-of-way plat. She said the applicant has discussed why the sidewalks are not installed 1 foot inside the right-of-way. Williams said the applicant shall show the public sidewalks within the public right-of-way. She said the applicant shall redesign the curb ramp/sidewalk at the corner of Shackelford and Singer Avenue. Williams said the applicant shall submit auto turn details for the entrances. She said the applicant shall show all entrances having a curb and gutter, outlining them at least until the property line. Williams said the applicant shall increase the radius returns for the parking lot entrances from 10 feet to a minimum of 20 feet. She said the applicant shall identify the area of the office and warehouse in square feet.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, asked about surface treatment. Raynolds replied that there would likely be sodding and seeding in many places. O'Shea asked whether the area outside the warehouse was to be used for storage. Dave Steckel, Steckel Parker Architects, said the area to the south of the building would be used for trailer type equipment related to Pepsi's business. He said the area to the west would be used for trucking operations. O'Shea asked if the fence around the site was chain link to which Steckel replied yes. O'Shea asked about the gate controlled entries. Steckel replied that access to the entries would be by a card key. O'Shea asked how much traffic will be along the west side of the property. Steckel said the west side access was an alternative route in case the access on Singer was blocked. O'Shea suggested adding more landscape screening along Singer Avenue and Shackelford Drive. O'Shea asked whether the monument sign would be the only sign to which Steckel replied it was the only signage shown.

Dean Graven, citizen member, had no comments.

Roleen Thoele, CWLP-Electric, said a junction cabinet on Eastdale near Singer would be the electrical point of service.

Nate Bottom said it was his understanding that the sidewalk along Shackelford that appeared on JC Penney's property would be removed.

Humphrey asked if there were comments on the variance request. Zeibert said staff recommends approval of the variance request.

Nate Bottom moved to approve a Variance of Sec. 153.157(L) – Restriction of Access – to allow two entry points on Singer Avenue. Jim Henricks seconded the motion and the vote was unanimous.

Nate Bottom moved to approve the Large Scale Development, subject to:

- (1) Identifying the current owner's name, address, and contact information on the cover;

- (2) Updating the sheet list to include the lumen and landscape plans;
- (3) Identifying the property lines;
- (4) Keying in all symbols such as the fence, fire hydrants, and light poles on the plans;
- (5) Dimensioning all sidewalk widths;
- (6) Showing a sidewalk from the public road to the building;
- (7) Identifying the yard setbacks;
- (8) Identifying the traffic circulation;
- (9) Dimensioning the right-of-way to be dedicated;
- (10) Identifying the location of the proposed fire hydrants;
- (11) Showing the proposed electric connection to the buildings;
- (12) Submitting an erosion control plan;
- (13) Submitting a drainage and grading plan with the revised contours;
- (14) Identifying the contours for the swale slopes;
- (15) Submitting a lumen plan;
- (16) Adding a north arrow and scale to the landscape plan and the lighting plan;
- (17) Identifying the sodded and seeded areas on the landscape plan;
- (18) Extending the landscape buffer along Eastdale to provide an additional buffer;
- (19) Relocating the trees out of the drainage swale;
- (20) Relocating the fire hydrant out of the pavement along Eastdale;
- (21) Showing the fire hydrant off the east entrance in its prior location;
- (22) Submitting revised storm sewer calculations;
- (23) Showing the size of the storm sewer on Singer Avenue;
- (24) Showing the curb outlets on Singer Avenue;
- (25) Showing culverts and inlets underneath the entrances;
- (26) Verifying the grading at the southeast corner of the property;

- (27) Submitting a SWPPP to Public Works;
- (28) Submitting an NOI;
- (29) Showing a stabilized construction entrance on the erosion control plan;
- (30) Submitting sidewalk elevations;
- (31) Showing sanitary sewer rim elevations to ensure no pavement or sidewalk conflicts;
- (32) Showing 5 feet wide sidewalks along Singer Avenue;
- (33) Utilizing parking blocks or an integral curb walk in parking lots adjacent to the sidewalks;
- (34) Submitting a right-of-way plat;
- (35) Showing the sidewalks within the public right-of-way;
- (36) Redesigning the curb ramp/sidewalk at the corner of Shackelford and Singer;
- (37) Submitting auto turn details for the entrances;
- (38) Showing all entrances having a curb and gutter, outlining them at least to the property line; and,
- (39) Submitting the area in square feet of the office and the warehouse.

Dean Graven seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.